Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8b Meadow Crescent, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,650,000 Property Type House Suburb Mount Waverley

Period - From 11/03/2025 to 10/03/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/273 Lawrence Rd MOUNT WAVERLEY 3149	$1,758,000	16/02/2026
2	2/25 Morshead Av MOUNT WAVERLEY 3149	$1,910,500	08/11/2025
3	2/102 Bogong Av GLEN WAVERLEY 3150	$1,765,000	25/10/2025

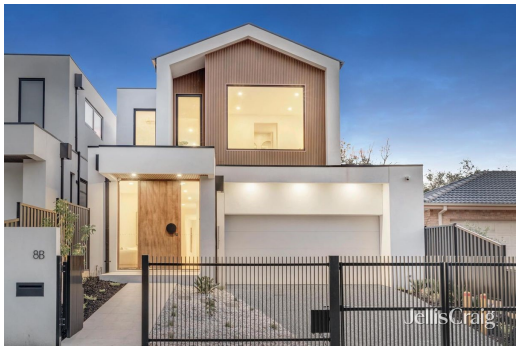
OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/03/2026 15:08

8b Meadow Crescent, Mount Waverley Vic 3149

Sean Lin
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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
11/03/2025 - 10/03/2026: $1,650,000

Comparable Properties



1/273 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

5 3 2

Agent Comments

Price: $1,758,000
Method: Private Sale
Date: 16/02/2026
Property Type: Townhouse (Single)



2/25 Morshead Av MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Agent Comments

Price: $1,910,500
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)



2/102 Bogong Av GLEN WAVERLEY 3150 (REI/VG)

4 4 2

Agent Comments

Price: $1,765,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 88498088

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